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Town of Wellesley

DESIGN REVIEW BOARD

Massachusetts

Robert Broder, AIA
Robert Skolnick
Ingrid Carls
Helen Robertson
~
Edward Hand, *alternate*
Sheila Dinsmoor, *alternate*
Justin Boucher, *alternate*



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**34 BENVENUE STREET
MAJOR CONSTRUCTION
DRB: 03-08L**

DESIGN REVIEW RECORD FINDINGS

August 18, 2008

The Board hereby certifies that the following is a complete record of the Design Review process regarding the application by Dean Behrend (the applicant) for findings by the Design Review Board (DRB) relative to the proposed Large House Review for a proposed structure to be located at 34 Benvenue Street within the Single Residence 10,000 square foot district.

Mr. Behrend came before the Design Review Board on March 12, and August 13, 2008, Robert Broder, Rob Skolnick, Ingrid Carls, Sheila Dinsmoor, Ed Hand, Helen Robertson, and Justin Boucher on March 12, 2008 for a Large House Review for his property located at 34 Benvenue Street. Robert Broder, Justin Boucher, and Ingrid Carls were present at the August 13, 2008 Meeting. The proposed structure would face Grove Street but would have access off of Benvenue Street. The structure is a Colonial Style house with a stone exterior on the front first floor and shingle siding on the remainder of the house. The TLA for the first and second floors is approximately 3,700 sf. and the total TLA with the extra garage space, and third floor-finished space is 4,702 sf. The proposed structure is the smallest of the three dwellings proposed for the area.

The Board submits to the Planning Board the following recommendations:

Landscaping:

The Board questioned the proposed grading of the site. Mr. Behrend stated he was currently conducting a study that would be reviewed by MWRA to fill the lot approximately 4'-5' in height, the proposal would also terminate the necessity for a culvert on Grove Street. Mr. Hand questioned why Mr. Behrend did not build the house into the existing slope. Mr. Behrend stated the current slope is needed to create a swale for the culvert in Grove Street. In addition, if Mr. Behrend built into the slope the TLA calculation for the structure would have been higher because a greater portion of the basement would project above grade. Mr. Behrend noted the fill would also extend to 30 Benvenue Street.

Building Scale

Mr. Behrend noted 34 Benvenue is the smallest lot of the four lots he created. He stated he tried to stay under the 3,600 sf threshold, but couldn't, based on the elements that are critical for sale

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of new dwellings in Wellesley. Mr. Behrend noted 5 bedrooms; a library, family room, mudroom, and a large dining room are the critical elements.

Ms. Robertson felt the transition in size of the structures should be reversed. She felt the proposed structure for 169 Grove Street would be more appropriate at 34 Benvenue and the smaller structure proposed for 34 Benvenue would be more appropriate at 169 Grove Street.

Ms. Dinsmoor questioned the height of the ceilings. Mr. Behrend stated the first floor ceilings are 9' and the second floor ceilings are at 8' in height. Ms. Dinsmoor felt the 34 Benvenue property was the most reasonable in size in terms of keeping the scale of the neighborhood. Mr. Broder agreed and noted the design would not negatively impact abutters on Grove Street. Mr. Broder noted the stone, chimneys, cupola, and the weather vein, were unnecessary accessories to the structure. He felt the elements were acceptable, however did emphasize a slightly busy roofline.

Mr. Broder asked the abutters present if there were any comments on the proposed structure. The abutters present had no comments.

Recommendation:

The Board in general thought the design fit the lot and the scale was appropriate. The Board felt the outstanding grading issues open with the MWRA would require Mr. Behrend to return to the Board for a final review.

August 13, 2008

Mr. Behrend returned to the Design Review Board, Robert Broder, Ingrid Carls, and Justin Boucher, for final review of the proposed structure to be located at 34 Benvenue Street. Mr. Behrend stated the MWRA had reviewed and tentatively approved the grading plans. He was awaiting the final 8M permit to be signed, and anticipated having the permit for the Planning Board's August 18th meeting.

The Board noted the design of the house had not been altered since the previous review. The Board at the March 12, 2008 meeting felt the design and scale were appropriate for the lot and only held their recommendation based upon the grading, in case the grading required relocation of the structure or alteration to the design. Seeing no change the Board recommended approval of the proposed structure at 34 Benvenue Street.

Robert Broder, AIA,
Chairman

Date: ____/____/____